RULES & REGULATIONS

STAGECOACH
MOBILE & RV PARK

6116 Kitsap Way, Office (#99) • Bremerton, WA 98312• Phone: (360) 373-2022 • Fax: (360) 373-2022

The following Rules and Regulations have been promulgated in an attempt to provide for the health, safety and welfare of all individuals in Stagecoach Mobile & RV Park as well as to provide for efficient and proper maintenance and operation of the Park. Any violation of these rules and regulations or the applicable rental agreement by a resident that is uncorrected by them or that causes damage to a dwelling or seriously interferes with the comfort or safety of another resident, shall be grounds for termination of the lease. Any ambiguity that may arise from any associated paperwork will be clarified in the sole discretion of Stagecoach Park.

A. General

1. Parents will be held responsible for any damage caused by their children. Residents will be responsible for their guests and pets. Disorderly conduct, abusive language, noisy disturbances, or disregard of the rules and regulations contained herein shall be grounds for immediate removal of all persons committing said offenses from the premises.
2. Residents and their guests shall have due regard for the peace and quiet of other Residents. Loud noises shall not be permitted between 8:00 pm and 8:00 am.
3. The management reserves the right of access onto all lots at all times for the purpose of inspection and utility maintenance.
4. Park Owner or Management is not responsible for damage, injury or loss by accident, theft, fire or other natural acts which are beyond its control to either the property or person of any Tenant or guest. Equipment and apparatus furnished on the grounds are solely for the convenience of residents and all persons using same do so at their own risk.
5. The management shall be notified immediately of any hazardous conditions which are known to be a violation of these rules and regulations or otherwise.
6. The management reserves the right to alter these rules and regulations as circumstances require, they shall become effective once available to Resident/s or upon thirty (30) days of delivery.
7. Fireworks are prohibited on the park property and the areas around the park.
8. No washers and dryers are allowed in any rental unit without permission of management.
9. The management will supply utility connections to each lot. No occupant shall tamper with or alter the utility connection owned by the park. Connection to the park-owned utility should be made with all applicable regulations.
10. The resident is responsible to keep their lot in presentable appearance.
11. Tarp use is for emergency purposes only, and for a limited time (20 days maximum), which shall be approved by management prior to use.
12. The resident is responsible to keep the parking area of his lot cleared of snow and ice.
13. Management will keep park roads passable year-round. No tenant has the right to alter or obstruct the construction, repair, or clearing of the road. All roads are private roads for the use of residents and their invitees, and management only.
14. Laundry room equipment may be available for Residents per the posted hours. Resident will abide by any rules posted in the facility.
15. Subletting. Tenant(s) shall not sublet or rent out all or any part of Tenant's home or Lot. **All Non-Park owned homes and RV's shall be owner-occupied.** Additional occupants must be approved by Stagecoach, which consent will not be unreasonably withheld. Stagecoach reserves the right to lease, rent, or sublet any of its homes or spaces within the community.

B. Automobiles, Trucks, and Other Vehicles

1. Vehicles shall be parked only in the designated area. Vehicles shall not be parked in or along park roads, or in undesignated areas on the lots. Only 1 or 2 vehicles per unit are allowed and no boats, travel trailers, or other such equipment shall be stored on individual lots. Storage will only be permitted at locations so designated by the management.
2. No uninspected or unlicensed vehicles will be permitted in the park. Vehicles not removed by owner will be removed by the management at the owner's expense upon proper notice to tenant.
3. No repairing of vehicles is allowed in the park.
4. Washing of vehicles or RV's is allowed once per month so long as a nozzle device is used on the hose.
5. The speed limit in the park is five (5) miles per hour and drivers will be alert for children or pedestrians.

C. Animals

1. No animals, except for listed and approved household pets, shall be brought into the park.
2. Outdoor-only pets are prohibited.

D. Solid Waste Disposal, Storage, and Fire Protection

1. Resident shall place all garbage in the dumpsters provided by the park and not outside the unit or alongside the dumpster.
2. All garbage must be in plastic bags and placed in the dumpsters. Break all boxes down before placing them in the dumpsters. No TV's, beds of any kind, microwaves or large items shall be placed in the dumpsters. These items should be disposed of off-site. All litter and tenant items must be picked up on your premises daily. If any tenant needs additional storage off-site, they should do so as needed.
3. The space under the mobile home or RV shall not be used for storage of any nature.
4. No RV shall have skirting, porches, decks, or any other added structures temporary or permanent. Any Tenant desiring a shed or ADA ramp (or similar), may be allowed, with an additional deposit, and approval by management prior to any construction there-of.
5. **VERY IMPORTANT**: The sewer system may only be used for human waste, toilet paper and typical wash water. Women's feminine products, food and other trash must be disposed of in the garbage. If Tenant violates this rule, they will immediately reimburse Landlord for the cost to repair upon receipt of the bill.

Resident(s) acknowledges that they have received and understand these Rules & Regulations by their signature(s) below.

Resident Signature	Date	Resident Signature	Date
Printed Name		Printed Name	

PET AGREEMENT

STAGECOACH
MOBILE & RV PARK

6116 Kitsap Way, Office (#99) • Bremerton, WA 98312• Phone: (360) 373-2022 • Fax: (360) 373-2022

General Pet Policy: Space #_____

- A maximum of 2 pets are permitted.
- The general maximum weight of the pet is less than 30 pounds.
- All pet waste and/or litter shall be properly disposed of in the dumpsters.
- Tenant shall insure that their dog(s) is(are) always on a leash when outside the unit.
- Tenant shall insure that the pet does not, at any time, disturb any other resident of the Park or cause any damage in the Park. Whether the pet has disturbed another resident shall be determined by the manager whose determination is final.
- This addendum is incorporated into the Rental Agreement executed by the Parties and any violation of any term or provision of this Pet Agreement shall constitute a default permitting immediate termination of the Rental Agreement, removal of the pet permanently from the Park, or permanent confinement of the pet at the sole discretion of the Landlord.
- Pet food attracts other animals, and all pet dishes are to be kept inside the home or RV.

RV Spaces Only:

- Absolutely no Pit Bull, Rottweiler, Chow, Doberman Pincher, German Shepherd, American Staffordshire Terrier, Mastiff, Akita, Bullmastiff, Husky, Pres Canario or any pet that has any of the above breeds in their lineage allowed.

Rental Homes:

- There is a $500 pet deposit that is required for each pet in a park owned home ($250 non-refundable/$250 refundable). Resident will be charged all costs and expenses incurred to repair all damages caused by the pet, including fumigation for flees, which exceed the amount of the pet deposit.
- Pet litter must be disposed of in the proper manner (as described above) and completely changed at least once per week.

Tenant Pet Information:	**Pet 1:**	**Pet 2:**
Type & Name: (dog/cat/other-specify)	_____ / _____	_____ / _____
Sex, Age & Weight:	_____ / _____ / _____	_____ / _____ / _____
Color & Breed:	_____ / _____	_____ / _____

No additional or different pet is authorized under this agreement.

Tenant hereby represents and warrants that the above described pet has been properly licensed and inoculated as required by local law, and resident agrees to maintain such licensing and inoculation of the pet and to furnish Manager with evidence that shots are up to date.

Pet Waste: Resident is responsible to take the pet, on a leash, away from all living areas and is responsible to clean up all pet waste immediately. If Management has to clean up after the pet there will be a minimum fee of $25 per occurrence.

Dated this _____ day of _____, 20___.

Tenant:

_____

_____

Acknowledged by Landlord:

_____

Amount of deposit received: $_____

Revised February 2015

Manufactured Housing Community One-Year Rental Agreement

Parties to this Agreement Are:

Landlord:

_____

Community Name:

_____

Location: _____

City: _____

County: _____

State of Washington, Zip Code: _____

Mailing Address of Landlord:

_____

City: _____

State: _____, Zip Code: _____

And,

Tenant(s):

_____

_____

Lot Number Being Rented: _____

(see Addendum "A" Lot Description)

Located at: _____

City: _____

County: _____

State of Washington, Zip Code: _____

1.Term and Rent Amount:

This Agreement is between Landlord and Tenant(s) for the rental of the Lot within the Community, named and described above, for a one-year Term (hereinafter "Term") starting on the first day of _____, _____ and ending the last day of _____, _____, at a minimum monthly rental of _____ _____ dollars ($_____) payable in advance on or before the first day of each month during the tenancy.

2. Additional Charges:

In addition to the monthly rental and any other charges or fees specified in this Agreement, Tenant agrees to pay to Landlord the charges identified in Addendum "B".

3. Utilities, Services, and Facilities:

The utilities, services, and facilities that are available to Tenant during the tenancy, and the nature of any fees to be charged for such, are identified in Addendum "B" and Addendum "C".

4. Place of Payment:

Rent and Additional Charges and fees owed shall be paid to the order of _____ and delivered to the Landlord at _____ _____, or to such other person or at such other place as Landlord may designate by written notice.

5. Security/Damage Deposit:

As partial consideration for execution of this Agreement, Tenant shall pay Landlord, prior to occupancy, a deposit in the amount of _____ dollars ($_____). This sum shall be deposited by Landlord in a trust account at _____, whose address is _____ _____, Washington. This deposit does not limit Landlord's rights or Tenant's obligations. Upon termination of the tenancy, all or a portion of such deposit may be retained by Landlord and may be applied to: (a) Any delinquency in the payment of Rent, utilities, fees, or Additional Charges; (b) Expenses of cleaning, restoring, and repairing the Lot, (wear for ordinary use excepted); (c) Any monies owing for Tenant's portion of mediation charges resulting from mediation under this Agreement or the Manufactured/Mobile Home Landlord-Tenant Act; (d) Failure of Tenant to give at least thirty (30) days' written notice prior to the expiration of this Agreement of an intention not to renew; and/or (e) Other damages caused by Tenant. Refund of any portion of such deposit to Tenant is conditioned as follows: (a) Tenant shall have fully performed all obligations specified in this Agreement and in the Manufactured/Mobile Home Landlord-Tenant Act; (b) Tenant shall have remedied or repaired any damage to the Community or to other tenants' Lots; and (c) Upon termination of the tenancy and/or removal of Tenant's manufactured/mobile home from the Lot, Tenant shall have cleaned, restored, and returned the Lot to Landlord in substantially the same or better condition as upon taking possession. Landlord shall have the right to proceed against Tenant to recover sums exceeding the amount of Tenant's deposit for cleaning, restoration, and/or repairs to the Lot or Community, or replacement of lost or missing items for which Tenant is responsible, together with reasonable attorney's fees and costs.

6. Occupants:

Without the Landlord's prior written consent, Tenant shall not give accommodation to any roomers, guests, or lodgers, or permit the use of the Lot for any purpose other than as a residence and as the location of one manufactured/mobile home and its accessory buildings for the exclusive occupation and use of the following named persons:

_____

_____.

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7. Pets:
Tenant agrees to have no animals or pets of any kind on the Lot, or in the Community, other than the following:

_____

_____.

8. Tenant Responsibilities:
Tenant Agrees: (a) To keep the Lot in a clean and sanitary condition; (b) To comply with all applicable federal, state, and local laws, regulations, and ordinances pertaining to the Lot and the manufactured/mobile home located thereon, and appurtenances, and to save Landlord harmless from all fines, penalties, and costs for violations or noncompliance by Tenant with any laws, requirements, or regulations, and from all liability arising out of any violation or noncompliance; (c) To properly dispose from the manufactured/mobile home and Lot all rubbish, garbage, and other organic or flammable waste in a clean and sanitary manner at reasonable and regular intervals, and to assume all costs of extermination and fumigation for infestation caused by Tenant; (d) To immediately notify Landlord of any damage to the Lot or to the Community caused by acts of neglect of Tenant or Tenant's guests, and unless otherwise agreed, Landlord shall repair the damage and charge Tenant for the repair, which Tenant agrees to pay to Landlord by the next monthly rental payment due date, or on terms mutually agreed in writing by Landlord and Tenant; (e) To not intentionally or negligently destroy, deface, damage, impair, or remove any facilities, equipment, furniture, furnishings, fixtures, or appliances provided by Landlord, or permit any member of Tenant's family, invitee, or licensee, or any person under Tenant's control, to do so; (f) To not permit a nuisance or common waste; and (g) To comply with all Community Rules and Regulations.

9. Community Rules and Regulations:
Tenant acknowledges receipt of a copy of the Community Rules and Regulations which Tenant has read and understands. Tenant agrees to comply with the Rules and Regulations. Tenant agrees that Landlord may, upon thirty (30) days' written notice, make changes or additions to the Rules and Regulations stated herein.

10. Termination, Eviction / Waiver of Non-payment of Rent:
A Tenant intending not to renew and terminating the Lot tenancy shall notify the Landlord in writing at least thirty (30) days prior to the expiration of this Agreement of an intention not to renew. This Agreement may be terminated by Landlord as provided by this Agreement and under law. Tenant may be evicted in the manner provided by law. If any Tenant is evicted for any reason provided by law, to include non-payment of rent, charges, fees, or any other costs Tenant is liable for under this Agreement or law, such Tenant expressly agrees to pay all rent, Additional Charges, and other fees, and any other costs due under this Agreement during the pendency of any eviction proceeding and until the Tenant vacates and removes the Tenant's manufactured home and other personal property from the Lot and the Community. Tenant expressly waives any right to not pay Rent, Additional Charges, fees, and other costs during any legal proceeding to evict the Tenant.

11. Holding Over:
If Tenant continues in possession of the Lot after termination of this Agreement, and it is otherwise not renewed, Tenant agrees to pay to Landlord the monthly rental, computed and prorated on a daily basis, for each day Tenant remains in possession of the Lot, and otherwise agrees to comply with this Agreement.

12. Improvements:
Tenant agrees not to make or permit any construction, alteration, additions, painting, or improvements to the Lot, or to permit placement of a storage shed thereon, without the prior written consent of Landlord.

13. Assignment:
This Agreement shall not be assignable by Tenant, except as provided in RCW 59.20.073, on the sale of a manufactured home in the Community.

14. Subletting:
Tenant shall not sublet or rent out all or any part of Tenant's manufactured/mobile home or Tenant's Lot. This Agreement requires that Tenant's home be occupied by the registered owner(s) of the manufactured home.

15. Liability and Indemnity:
Tenant agrees that all of Tenant's personal property in the Community shall be at the risk of Tenant. Tenant further agrees that Landlord shall not be liable for, or on account of, any loss or damage sustained by action of any third party, fire, theft, water, or the elements, or for loss of any property from any cause from said Lot, or any other part of the Community; nor shall Landlord be liable for any injury to Tenant, Tenant's family, guests, employees, or any person entering the Community, or the property of which the Community is a part, unless caused by the sole negligence of Landlord. Tenant hereby waives all claims therefor and agrees to indemnify Landlord against any such loss, damage, or liability, or any expense incurred by Landlord in connection therewith.

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16. Hazardous Substances:
Any product containing hazardous substances, as defined by RCW 70.105D.020, including, but not limited to, petroleum products, oil, gasolines, paints, solvents, fertilizers, pesticides, and herbicides, shall be stored in closed containers that are in good condition and kept in a manner to prevent leaking. Tenant shall comply with all federal, state, and local laws regarding hazardous substances and shall use products containing hazardous substances only in a non-negligent manner according to the manufacturer's instructions. Tenant shall not allow disposal of any hazardous substance on the Lot or within the Community in any storm drain, septic or sewer system, or water system. Tenant agrees to immediately clean up any spill of any hazardous substance and notify Landlord of the circumstances surrounding the spill and actions taken. Tenant agrees to indemnify and hold Landlord harmless from any and all liability arising out of any release of hazardous substances caused by Tenant or by breach of this Agreement.

17. Condemnation, Eminent Domain:
In the event the whole or any part of the Lot shall be taken by any competent authority for public or quasi-public use or purpose, then, and in that event, the term of this Agreement shall cease and terminate from the date when the possession of the part so taken shall be required for such use or purpose. All damages awarded for such taking shall belong to and be the property of Landlord.

18. Zoning:
The current zoning for the Community is _____
_____.

19. Notices, Landlord Identification:
Any notice required to be served by Tenant upon Landlord in accordance with the terms of this Agreement shall be delivered to the Community manager, whose address is _____
_____
The Manager is hereby directed to act as agent for the Landlord for the purposes of serving notices and process. The Landlord is identified at the top of page one of this Agreement along with Landlord's mailing address.

20. Tenant Forwarding Address:
In the event of an emergency or abandonment of Tenant's manufactured home, Tenant's forwarding address is
_____
_____.
The person who would likely know the whereabouts of Tenant is: _____,
and who resides at _____
_____.

21. Secured Party (lien holder):
List all others with a secured interest (a lien holder) in Tenant's manufactured home:
Name of lien holder: _____
whose address is _____
_____.
Secured party's account number for the Tenant's home is:
_____.
Tenant shall provide Landlord with a copy of Tenant's ownership title of the manufactured home occupying the Lot, at Landlord's request.

22. Mediation:
In the event Tenant fails to participate in mediation as required by RCW 59.20.080(2), Landlord shall be entitled to recover from Tenant all fees and costs incurred in the mediation process.

23. Attorney's Fees and Costs:
Tenant shall pay for all attorney's fees and costs incurred by Landlord to enforce this Agreement. In any legal action to enforce this Agreement, including eviction, the prevailing party shall be entitled to reasonable attorney's fees and costs.

24. Definitions:
As used in this Agreement, "manufactured home" means "manufactured home and/or mobile home", "Community" means a "mobile home park", "mobile home park cooperative", or "mobile home park subdivision", as defined in RCW 59.20.030 and "Lot" means a "mobile home lot" as defined in RCW 59.20.030.

25. Severability:
If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions set forth herein shall remain in full force and effect.

26. Entire Agreement Clause:
This Agreement constitutes the sole and only Agreement between Landlord and Tenant and supersedes any prior agreement, either oral or written, between the Landlord and Tenant. No subsequent oral agreement between Landlord or Landlord's Agent and Tenant shall have any bearing whatsoever on this Agreement.

27. Amendments:
Tenant agrees that Landlord may make changes or additions to this Agreement upon three (3) months written notice prior to the end of any Term of this Agreement,

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except that the Community Rules and Regulations may be amended at any time with thirty (30) days written notice in accordance with RCW 59.20.045.

28. Enforcement:
Failure of Landlord to insist upon the strict performance of the terms, covenants, agreements, and conditions contained herein shall not constitute or be construed as a waiver or relinquishment of Landlord's rights thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect. Landlord's acceptance of any Rent after Tenant breaches this Agreement shall not waive Landlord's rights or remedies created by Tenant's breach.

29. Heirs and Successors:
The covenants and conditions of this Agreement shall be binding upon the heirs, legal representatives, successors, and assigns of any or all of the parties herein.

30. Addenda:
Addenda made a part of this Agreement are as follows:
(a) Addendum "A" - Lot Description;
(b) Addendum "B" - Additional Charges;
(c) Addendum "C" - Facilities and Utility Connection Description
(d) Addendum "D" - Community Rules and Regulations
(e) Addendum "___" - _____

Chapter 59.20 RCW requires the following statements be included in this Agreement:
In the event any utilities are changed to be charged independent of the Rent during the Term of the rental agreement, the landlord agrees to decrease the amount of Rent charged proportionately.

The past five (5) years' rental amounts charged for the Lot are $_____(20___); $_____(20___); $_____(20___); $_____(20___); $_____(20___); $_____(20___).

The park may be sold or otherwise transferred at any time with the result that the subsequent owners may close the mobile home park, or that the landlord may close the park at any time after the required closure notice as provided in RCW 59.20.080.

Understood and agreed upon this _____ day of _____, _____

Landlord:
by _____

its _____

Tenant (s):
_____

_____

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Addendum "A" Lot Description

RCW 59.20.060 (k) requires a "written description, picture, plan or map" of the boundaries of a mobile home space sufficient to inform tenant of the exact boundaries of the tenant's space in relation to other tenants' spaces.

Lot Number Being Rented: _____
Located at: _____
City: _____
County: _____
State of Washington, Zip Code: _____

Written description, picture, plan or map is attached hereto:

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Addendum "B" Additional Charges:

RCW 59.20.060(1)(j) requires a listing of the utilities, services, and facilities which will be available to the tenant during the tenancy and the nature of fees, if any, to be charged. Be sure to describe the nature of any utility charge and other fees for services and facilities.

1. Utilities Charges:
Tenant shall be responsible for, and pay for, all utilities supplied to the Lot, including:

_____
_____
_____
_____
_____

The Landlord shall pay for the following utilities:

_____
_____
_____

2. Late Charges:
If Tenant fails to pay Rent and other charges by the _____ day of month, Tenant shall pay a $_____ Late Fee, plus $_____ per day until all Rent and other charges are paid.

3. Returned check fee: If Tenant's check is returned by the Tenant's bank for any reason, Tenant shall pay $_____ per occurrence. If a returned check causes Rent payment to be late, then Late Charges will also apply. If Tenant incurs two or more returned check fees during the term of this Agreement, Tenant may be denied the right to pay by check, and instead Tenant will be required to pay by money order only.

4. Fees for Guests:
Tenant agrees to pay a fee of _____ dollars ($_____) per day for each guest who remains with the Tenant within the Community for more than fifteen (15) days in any sixty (60) day period.

5. Guest Parking:
Tenant agrees that guests shall park their vehicles only in Tenant's assigned parking area or in areas designated for guest parking. In no case will Tenant's guests obstruct or violate other tenants' parking or property rights. Any guest's vehicle parked in excess of _____ _____ (#_____) hours must be properly identified by placement of Tenant's name and Lot number where such guest is visiting to prevent impound or towing. Tenant agrees to pay a fee of _____ dollars ($_____) per day per vehicle for each violation of the provisions of this Agreement and the Community Rules and Regulations relating to guest parking. Tenant agrees to pay a fee of _____ dollars ($_____) per day for each guest's vehicle which remains in the Community for more than _____ days. Guest parking fees shall be payable by Tenant to Landlord on the next monthly rental payment due date. Tenant hereby authorizes Landlord to tow or impound, at Tenant's expense, any vehicle of Tenant's guests which is not parked in accordance with the terms of this Agreement, provided that Landlord must first attempt to notify the owner of the vehicle or the Tenant.

6. _____

7. _____

8. _____

9. _____

10. _____

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Addendum "C" Facilities and Utilities Connection Description:

RCW 59.20.060 (1) (j) and (l) Requires a listing of utilities, services and facilities available to the tenant, as well as a written description, picture, plan or map of the tenant's responsibility for utility hook-ups, consistent with RCW 59.20.130 (6).

Facilities:
The following facilities shall be available to Tenant during the Tenancy: _____
_____
_____.

Utilities Connection Description — Points of Responsibility for Tenant:

Water connection, the point of tenant responsibility is where _____

Sewer connection, the point of tenant responsibility is where _____

Electricity, the point of responsibility is where _____

Natural gas, the point of responsibility is where _____

Other utility:
_____

_____

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Addendum "D" Community Rules and Regulations:

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